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| COA # 2013-COA-374 (FS) Part B | INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT | Hearing Date SEPT. 3, 2014 |
| 1015 VIRGINIA FLETCHER PLACE | | Continued from: August 6, 2014 July 2, 2014 <i>June 4, 2014</i> <i>October, 2, 2013</i> Center Township Council District: 19 Jeff Miller |
| Applicant mailing address: | 1015 VIRGINIA AVE DEVELOPMENT, LLC BY NDZA, INC 618 E Market St Indianapolis, IN 46202 | |
| Owner: | Same as above | |
| CASE | | |
| IHPC COA: 2013-COA-374 Part B (FS) | <ul style="list-style-type: none"> • Variances of Use and Development Standards • Installation of sidewalk cafe and bike racks • Outdoor tables and chairs for outdoor dining • Screen wall buffering dumpster • Swing set • Decorative canopy • Murals • Paint parking lot • Renovate cooler • Entry sign • Airstream for public seating • Install gate • Install benches • Temporary utility restrooms • New chain link fence at entry off Buchanan Street | |
| STAFF RECOMMENDATION: Approval | | |
| STAFF COMMENTS | | |

Update Since the August Hearing

The IHPC voted to split this case into Part A and Part B at the July hearing. Part A was approved, granting a COA for the rezoning of the site to C3C. Part B, for everything, was continued to the August 6 hearing. On August 6, the case was continued again to allow time for the applicant to further develop the site plan and submit supporting documentation. Below is a summary of the documentation subsequently submitted:

1. Material and dimensions of canopy
2. Elevations of screen walls for enclosing the dumpster and the outdoor port-o-lets
3. Elevations, photos or examples of murals
4. Example of artistic paint striping
5. Elevation and photos of building and cooler with description of what is to be done to both
6. Elevation of entry sign
7. Photo or elevation of Airstream,
8. Photo of refurbished iron gate
9. Photos of benches and tables
10. Elevation of new fencing and photos of existing fencing
11. A landscape plan showing man-made elements and landscaping

Background of the Site

The site is made up of five parcels. Two of the parcels are outside the IHPC boundary for Fountain Square and the three other lots are within it. Sanborn research shows an open air theatre and three houses occupied the site in 1898. In 1915, only the three houses appear. By 1956, a cinder block automotive shop/gas station existed at this location, which is the same structure that remains on the site. Although the structure is considered historic by the “50 year” standard, it is classified in the Plan as a “non-contributing” structure. The IHPC issued a Certificate of Authorization in 1999 to construct a concrete block addition on the rear of the structure. It has most recently been used for auto sales but is currently vacant.

Background of the Application

The applicant had originally filed an application in September for a different request. Since then, this case has been continued, but the request has changed but the case number has remained. The applicant is applying for a Certificate of Appropriateness for various improvements to the site as well as variances. The applicant has elected to file the variance petition with the Division of Planning since a portion of the site falls outside the IHPC boundaries. However, a Certificate of Appropriateness must be granted first in order for variances to be considered by the Metropolitan Development Commission (MDC). If a COA is granted, the variance request will be heard by the MDC.

Variance Request

The Variances of Use and Development Standards of the Commercial Zoning Ordinance being requested are to provide for a food and fashion truck park, an outdoor flea market, Christmas tree sales, outdoor farmer’s market, and a commercial parking lot (not permitted), with outdoor sales and consumption of alcohol and live entertainment (not permitted),

- a) with a zero-foot front setback for a parking area, a free-standing sign and bike parking (40 feet from the centerline) along Virginia Avenue (70-foot setback, with landscaping, from the centerline required),
- b) a zero-foot front setback along Buchanan Street for an airstream, bike parking, access aisles and truck parking area (minimum 10-foot front setback, with landscaping required),
- c) a zero-foot west transitional yard for a parking area (10-foot transitional yards along the alleys required),
- d) a zero-foot south transitional yard for an existing building with a rear cooler and a play area (10-foot transitional yards along the alleys required),
- e) carryout food service (not permitted),
- f) outdoor seating and dining (not permitted),
- g) eight parking spaces (15 parking spaces required for an integrated center),
- h) to provide for parking and fencing within the clear sight triangle of Buchanan Street, Virginia Avenue and the abutting alleys (not permitted).

In general, the variance requests seem reasonable, but after discussing the request with the Division of Planning, there are concerns about noise in such close proximity to the neighboring houses west and south of the site. Staff believes the above variances are all appropriate as long as there is a stipulation included in the Certificate of Appropriateness that the applicant provides proof of recorded commitments limiting the Hours of Operation to a specific time frame approved by the MDC and a commitment that helps buffer or minimize the noise level from any live entertainment or speakers on the site.

Site Improvements

The applicant has provided graphics of many of the proposed changes below. Those graphics are included in this report.

- Installation of sidewalk cafe and bike racks
- Outdoor tables and chairs for outdoor dining
- Screen wall buffering dumpster-----A wooden screen wall is provided at the dumpster location

- Swing set
- Decorative canopy-----the applicant is asking to construct a fabric canopy which is to be mounted at the northwest corner of the existing building, which is to provide shade to patrons sitting down
- Murals-----the applicant is asking to install murals on the south fence (see graphic)
- Paint parking lot----The applicant is asking to paint art on the asphalt parking area
- Renovate cooler-----There is an existing cooler behind the building that the applicant plans to fix and reuse
- Entry sign-----the applicant plans to reface an existing sign pole but will need to submit a drawing of the sign when they know more details about how it will look
- Airstream for public seating-----The applicant is planning to park an Airstream recreational vehicle on site which is to be renovated into a seating area (see sketch in this report)
- Install gate----the applicant plans to install a decorative gate at the front of the property
- Install benches
- Temporary utility restrooms-----The applicant plans to provide additional Port-O-Johns onsite in addition to the inside restrooms in the building.
- New chain link fence at entry off Buchanan Street

Reasons for Approval

1. This is a creative way to use and activate an otherwise dead, vacant area until such time as a permanent redevelopment occurs.
2. Most of the requested items are temporary and can be removed at any time.
3. Nothing being proposed is incompatible with design guidelines.

STAFF RECOMMENDED MOTION

2013-COA-374 Part B (FS):

To approve a Certificate of Appropriateness for the following:

1. Variances
2. Installation of sidewalk cafe and bike racks
3. Outdoor tables and chairs for outdoor dining
4. Screen wall buffering dumpster
5. Swing set
6. Decorative canopy
7. Murals
8. Paint parking lot
9. Renovate cooler
10. Entry sign
11. Airstream for public seating
12. Install gate
13. Install benches
14. Temporary utility restrooms
15. New chain link fence at entry off Buchanan Street

as per submitted documentation and subject to the following stipulations:

PERMITS MAY NOT BE ISSUED until stipulations number 1 and 2 are fulfilled.

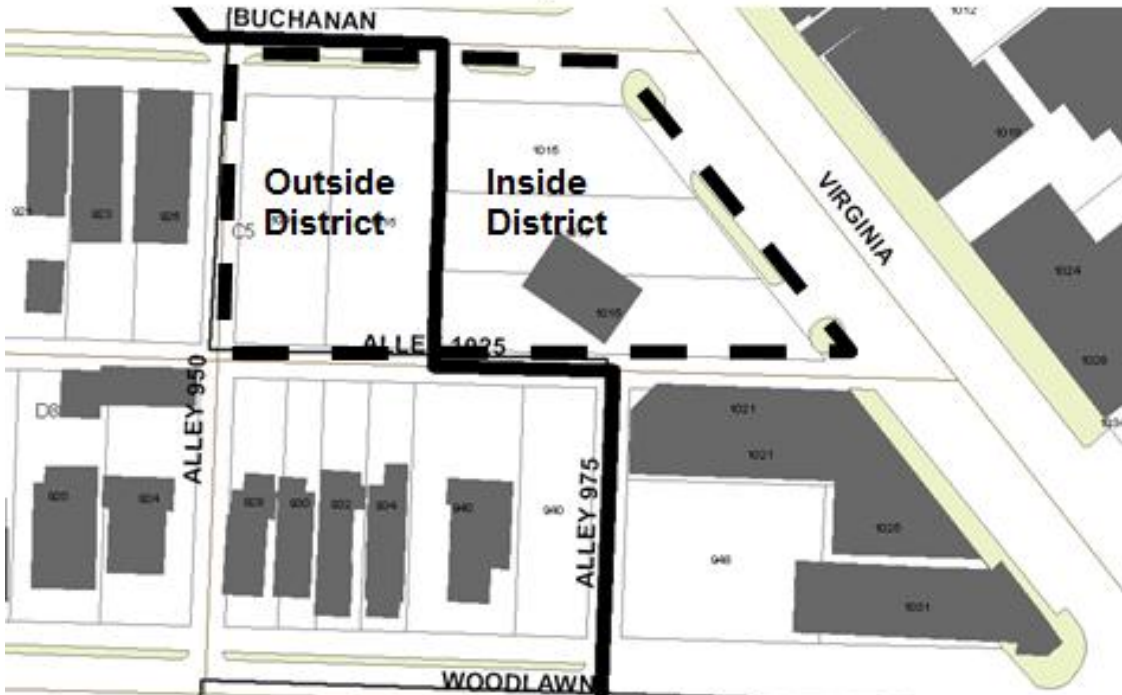
1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved _____ Date _____*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ Date _____*

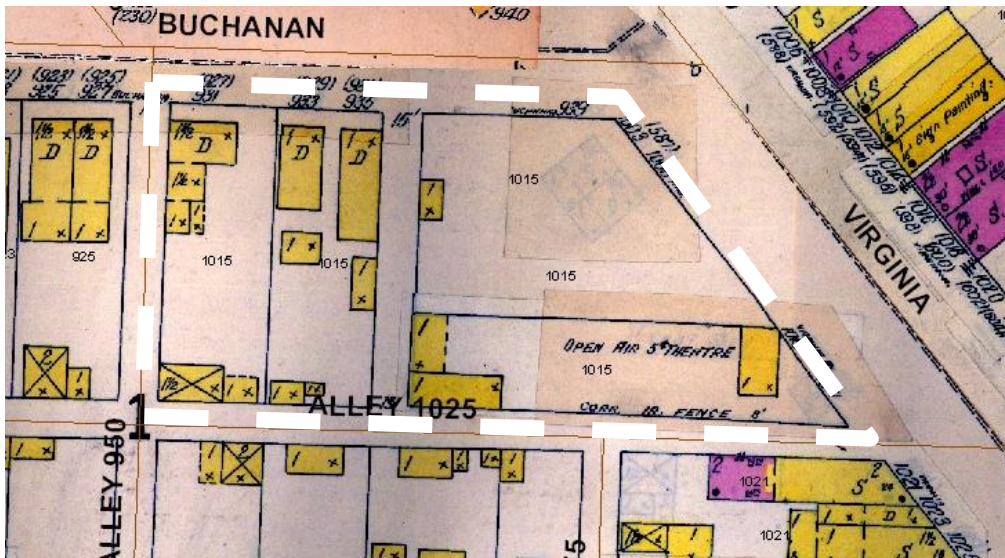
3. The applicant must provide a copy of recorded commitments upon approval by the MDC and City County Council indicating the following: limitation of the Hours of Operation to a specific time frame approved by the MDC and City County Council and a commitment that provides a remedy to reduce the noise level from any live entertainment or speaker noise on the site.
4. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

Staff Reviewer: Meg Purnsley

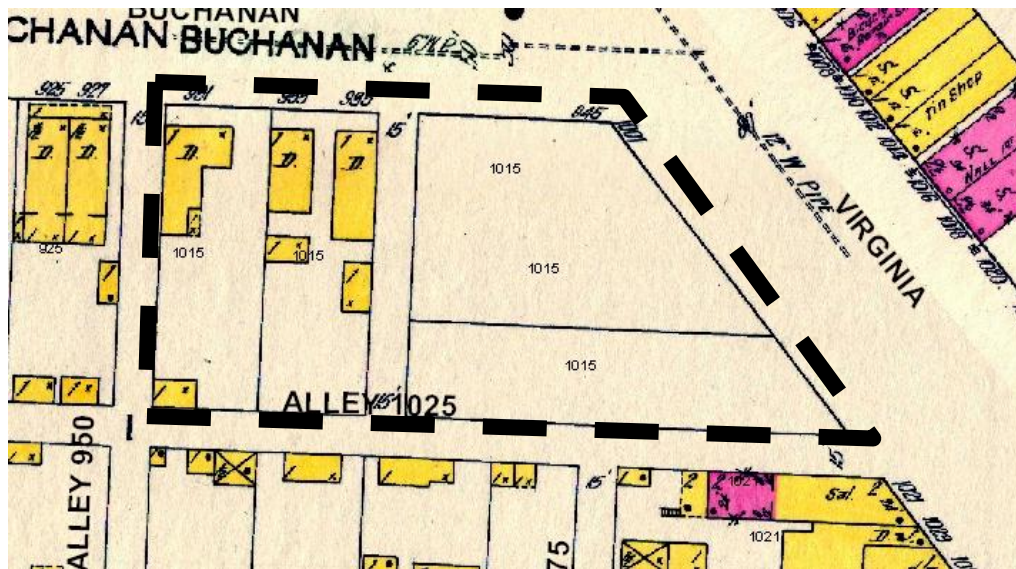


Aerial Photo Above and the Parcel Map Below
Historic district line is solid
Site boundary line is dashed

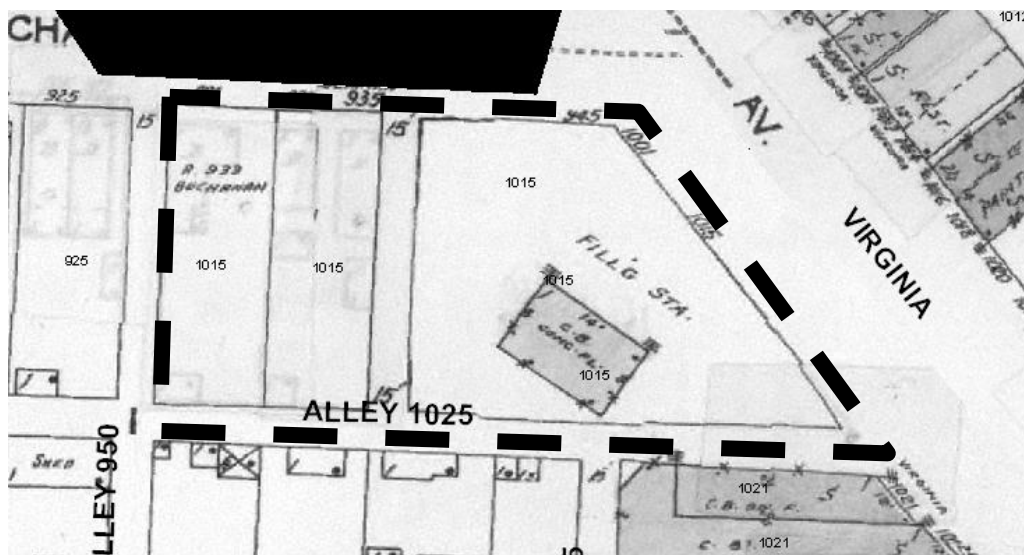




1898 Sanborn map



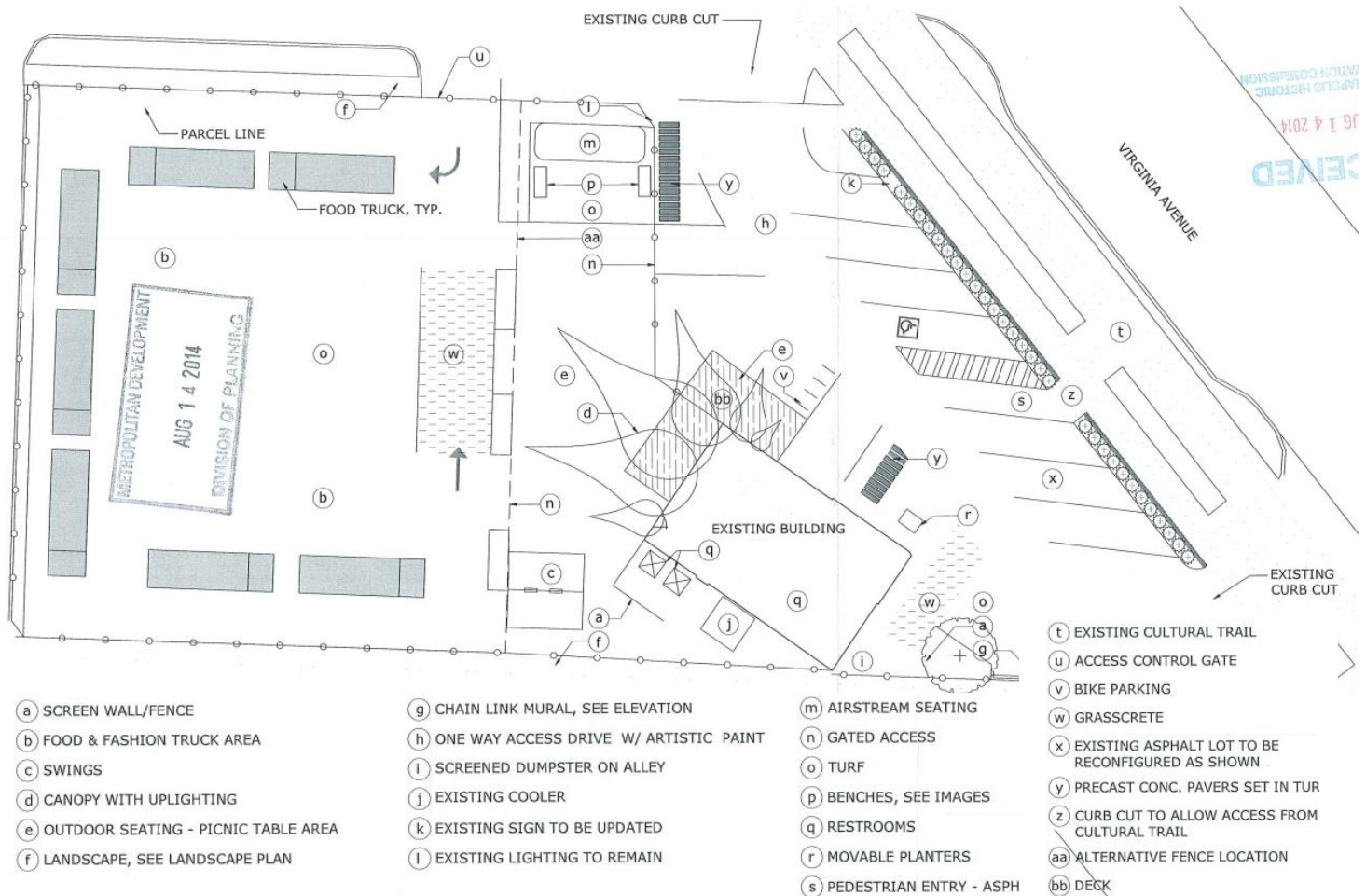
1915 Sanborn Map



1956 Sanborn Map



Existing Conditions Above



Site Plan

Legend

- d SCREEN WALL/FENCE
- b FOOD & FASHION TRUCK AREA
- c SWINGS
- d CANOPY WITH UPLIGHTING
- e OUTDOOR SEATING
- f LANDSCAPE
- g CHAIN LINK MURAL (SEE ELEVATION)
- h ARTISTIC PAVEMENT MARKINGS
- i SCREENED DUMPSTER ON ALLEY
- j EXISTING COOLER
- k EXISTING SIGN TO BE UPDATED
- l EXISTING LIGHTING TO REMAIN
- m AIRSTREAM SEATING
- n GATED ACCESS
- o TURF
- p BENCHES
- q RESTROOMS
- r MOVABLE PLANTERS
- s PEDESTRIAN ENTRY - ASPHALT
- t EXISTING CULTURAL TRAIL
- u ACCESS CONTROL GATE
- v BIKE PARKING
- w GRASSCRETE

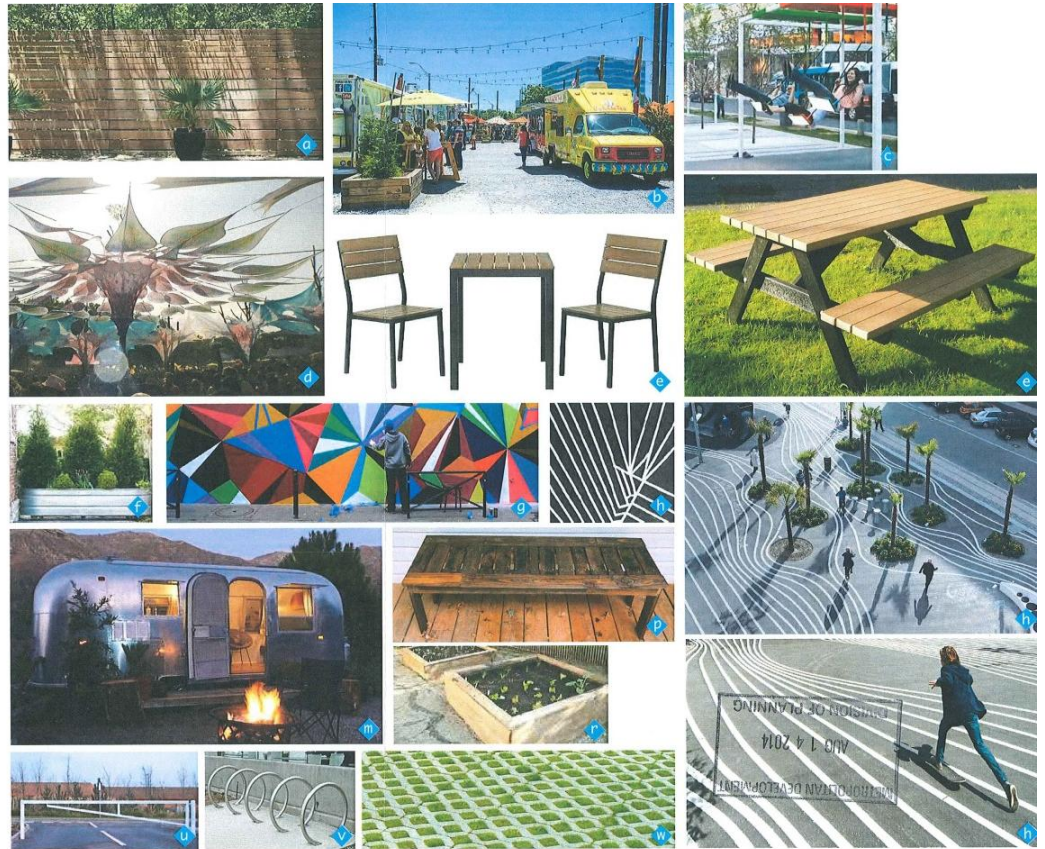
NOTE: SEE SITE PLAN FOR LOCATIONS

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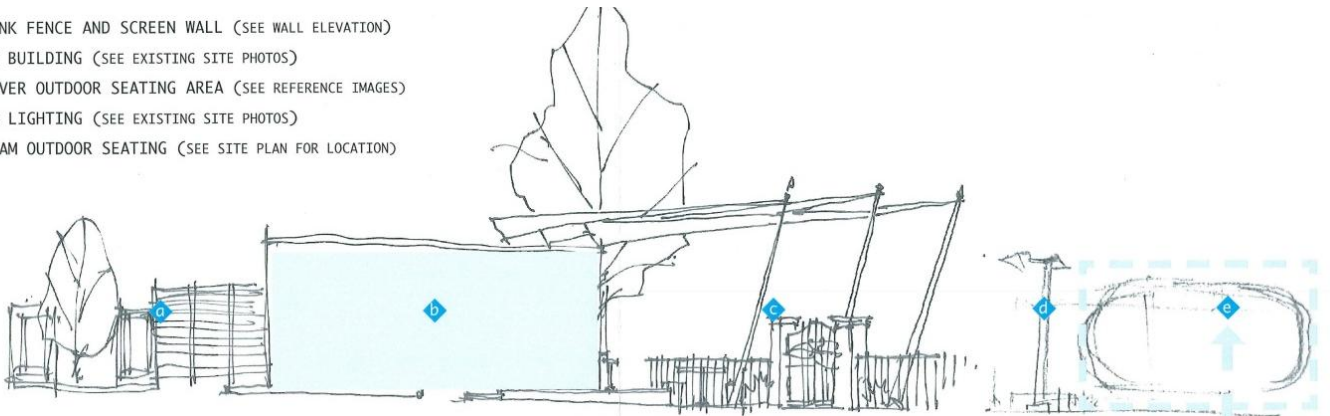
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PRESERVATION COMMISSION

1015 VIRGINIA AVE.

SITE PLAN REFERENCE IMAGES



- d CHAIN LINK FENCE AND SCREEN WALL (SEE WALL ELEVATION)
- b EXISTING BUILDING (SEE EXISTING SITE PHOTOS)
- c CANOPY OVER OUTDOOR SEATING AREA (SEE REFERENCE IMAGES)
- d EXISTING LIGHTING (SEE EXISTING SITE PHOTOS)
- e AIR STREAM OUTDOOR SEATING (SEE SITE PLAN FOR LOCATION)



EXAMPLE PHOTOGRAPH - EXACT TRAILER FOR THIS SITE IS YET TO BE SOURCED

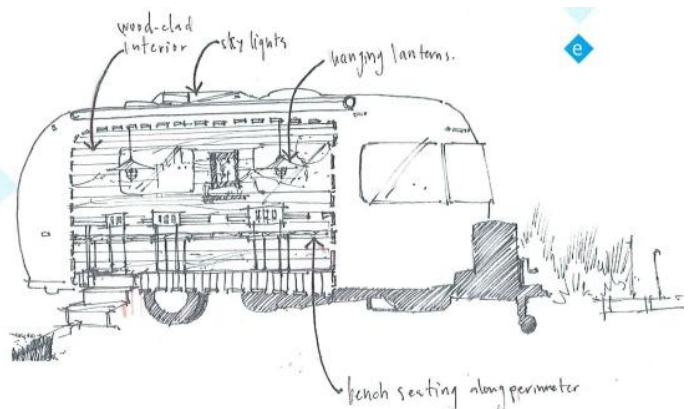
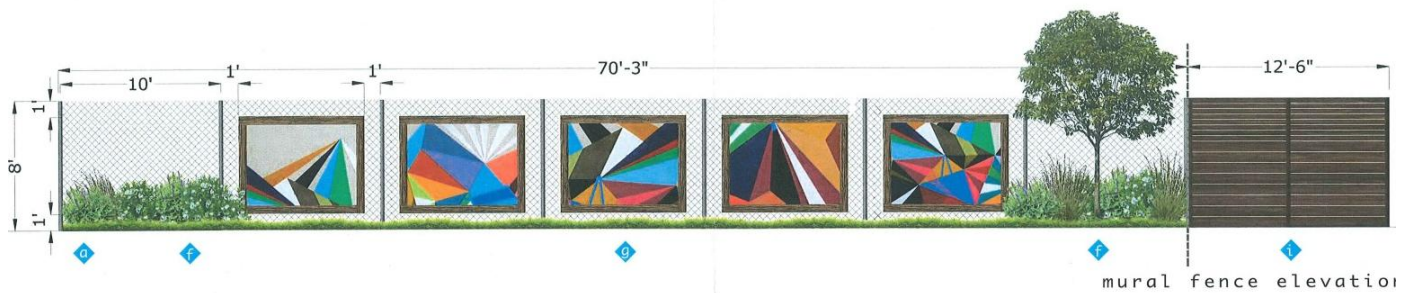


ILLUSTRATION OF AIR STREAM RETROFIT TO PROVIDE PUBLIC OUTDOOR SEATING



Legend

- ◊ EXISTING CHAIN LINK FENCE ALONG ALLEY TO BE REPAIRED
- ◊ LANDSCAPE AREA IN FRONT OF FENCE
- ◊ TYPICAL MURAL PANEL INSERTS BY LOCAL ARTISTS (8'x6')
- ◊ SCREEN WALL TO BLOCK VIEW OF UTILITY AND SERVICE AREAS

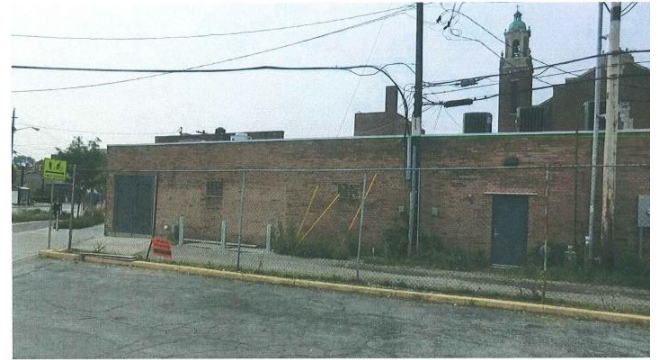
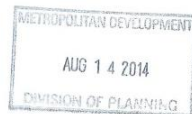
SEE SITE PLAN FOR LOCATION INFORMATION

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1015 VIRGINIA AVE.



mural fence location_existing condition:



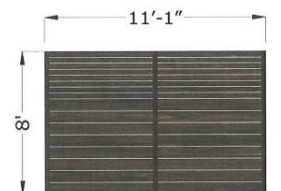
port-o-let screen wall area_before



port-o-let screen wall area_after

NOTE: This image shows only the addition of the screen wall and no other proposed site improvements.

See site plan for location information.



port-o-let screen wall dimensions

1015 VIRGINIA AVE.

SCREEN WALL ADDITION ELEVATIONS



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new sign location on existing pole
(sign color and design is yet to be determined)
see "k" on site plan

PLAN OF OPERATION

Food and Fashion Truck Park: (year around weather/demand permitting)

Hours: 10 30 am to 2 30 pm (Lunch) 4 30 pm to 10 30 pm (Sunday thru Thursday); until 12 midnight (Fridays and Saturday). Programmed in partnership with Indy Food truck Alliance.

Restrooms: Provided in market; Overflow exterior restrooms in secured area

Food truck access through truck gate from Buchanan Street (existing curb cut)

Trash receptacles provided

Drinks (alcoholic and non alcoholic shall be provided to Food and Fashion Truck Park patrons via the market

Creative indoor seating is only available when park is open and space is programmed.

Flea Market and Farmers Market: (Restricted to area for Food and Fashion Truck Park. Area. 8 am to 8 pm only

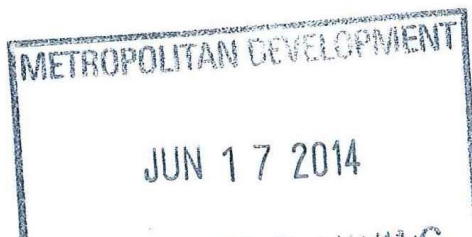
Christmas Tree Sales; (November 20 thru December 31) 8 am to 8 pm only

Off Street public parking: Available in Food and Fashion Truck Park and Market parking area only when all other facilities not functioning

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URBAN FOOD & FASHION PARK

Proposed Location @ 1015 Virginia Avenue

Reverie Estates has acquired 1015 Virginia Avenue with the goal of bringing the site back to life in a way that fits well with the community. An Urban Food & Fashion Park acts as an updated expression for the original vision for the site (as represented in the Fountain Square Vision Plan which was approved by the local community in 2005).

The development proposes a transformation of the former gas station site into a vibrant, fun, and engaging destination. Improvements would include a restoration of the existing historic garage (for use as a fresh food market), and also an addition of an urban food & fashion truck park – both concepts designed to integrate wonderfully with the creative and independent fabric of Fountain Square.

The current plan is to locate the fresh food market in the existing garage. In addition to traditional offerings, the market may also offer a small selection of beer and wine that would serve both the patrons of the market, as well as visitors to the park. The market would be open year-round and enjoy direct-bicycle and pedestrian connectivity on the cultural trail, in addition to on-site parking.

Beyond the vintage garage will be Indy's 1st food & fashion truck park. The concept – having been successfully implemented in such places as Portland, San Francisco, and Austin – provides an exciting outdoor venue for dining, shopping, entertainment, and sharing time with friends and family. The park would feature unique outdoor communal seating under a decorative canopy, a central green space, creative indoor seating, and an adult swing set! Additionally, the entire site will include art installations, unique pavement markings, artistic fencing treatments, and potential space for a small stage to host open-air screenings and outdoor performances.

A conceptual site plan has been prepared to illustrate the proposed layout of the features described above, and a series of representative photos accompany the plan to provide a better idea of the type of setting, amenities, and aesthetics that are envisioned for the build-out of this unique and exciting Urban Food and Fashion Park.

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MAY 22 2014



Fountain Square Neighborhood Assn.
PO Box 33286
Indianapolis, IN 46203

Date: May 30, 2014

To: Indianapolis Historic Preservation Commission
Hearing Examiner of the Metropolitan Development Commission
Suite 1801 City County Building
200 East Washington Street
Indianapolis, Indiana 46204

From: Fountain Square Neighborhood Association (FSNA)

Re: Proposed Development of 1015 Virginia Ave

We are pleased to submit this letter of support for the development of 1015 Virginia Avenue as presented by Christopher Piazza and David Kingen during our May 19th monthly neighborhood meeting. As a neighborhood we are happy to see new development that contributes positively to the neighborhood moving into our area. We understand that some rezoning, variance, and certificate of appropriateness reviews are required. As a neighborhood association we wanted to state what we support in this proposal.

The neighborhood association does not represent all neighbors and membership is not mandatory. Thus I am also citing some assurances provided for this letter of support to make sure they are considered as well during the overall process.

We support Variance of Use to:

1. Allow for "Food and Fashion Truck Park" in a C-3C District (not permitted in C-3C District)
Our understanding is all neighbors 2 houses deep in all directions have been contacted by developer with this proposal and have a chance to respond individually to any concerns they may have with noise.
2. Allow for tavern in a C-3C District (not permitted in C-3C District)
Our understanding is "tavern" is the wording to permit sales of alcohol and not a physical structure in itself. We support allowing alcohol sales as part of this development.

Typical C-3C zoning is intended for small commercial properties. This property has a unique perspective to incorporate more of the outdoors, which also has the potential to generate more noise. We think C-3C zoning is appropriate and aligns with the Fountain Square Historical Plan. We do not support a change to C-4 or C-5; the variance in use of the C-3C should allow described outdoor activity on this property.

We support Variances of Development standards to:

1. Allow for reduced front yard setback along Virginia Avenue and Buchanan and along two abutting alley ways from ten (10) feet to zero (0) feet .
2. Allow for carry out food service within one hundred feet of a protected district.
3. Allow for reduced number of off street parking spaces.
Parking spaces are based on the area of the permanent structure. According to developer, parking spaces required for food trucks were not set. As a neighborhood we support people and business rather than parking lots. We hope more people will walk or bicycle to all businesses.
4. Allow for outdoor dining (not permitted in C-3C District)

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We support a Certificate of Appropriateness to:

1. Transfer to the Metropolitan Development Commission for approval of proposed rezone and companion variances on the property after Indianapolis Historical Preservation Commission has reviewed the historic elements for compliance to the Fountain Square Historical Plan.
<http://www.indy.gov/eGov/City/DMD/IHPC/Districts/Historic/Pages/fountain.aspx>
Our understanding is this allows both groups to review proposals, but at the end of the process it is most clear for one group (MDC) to issue the final approval for the total site (with input from the other).
2. Allow for sidewalk cafe on the public sidewalk along the Virginia Avenue frontage per site plan on file. Subject to encroachment license approval.
3. Install bike rack per site plan on file
4. Allow for outdoor tables and chairs for outdoor dining
5. Allow for decorative canopy, benches, murals, artistic paint striping, swing set
6. Allow for screen wall buffering dumpster (serving as dumpster enclosure)

We look forward to development of this site as proposed during our neighborhood meeting. We ask for your support by approving these rezoning, variance, and certificate of appropriateness requests.

Sincerely,



Chris Reading
President, Fountain Square Neighborhood Association